



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

December 11, 2006

Garth Kornreich
1135 Marsh Street
San Luis Obispo, Ca 93401

NOTICE OF FINAL COUNTY ACTION

HEARING DATE: December 4, 2006

SUBJECT: TANKELL / SUB2005-00176
Document Number: 2006-065

LOCATED WITHIN COASTAL ZONE: YES

The above-referenced application was approved on the above-referenced date by the San Luis Obispo County Subdivision Review Board. A copy of the findings and conditions are enclosed. The conditions of approval must be completed as set forth in this document.

An approved or conditionally approved lot line adjustment shall expire unless completed and finalized within two years after its approval or conditional approval. The expiration of an approved or conditionally approved lot line adjustment shall terminate all proceedings and no certificate of compliance recognizing the lot lines described in said lot line adjustment shall be recorded without first processing a new lot line adjustment application. Upon application by the applicant, filed prior to the expiration of the approved or conditionally approved lot line adjustment, the time at which the lot line adjustment expires may be extended by the Subdivision Review Board for a period or periods not exceeding a total of one year. (Sec 21.02.040 (f))

This action is appealable to the Board of Supervisors within 14 days of this action. If there are Coastal grounds for the appeal there will be no fee. If an appeal is filed with non-coastal issues, there is a fee of \$623.00. This action may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Exhaustion of appeals at the county level is required prior to appealing the matter to the California Coastal Commission. This appeal must be made directly to the California Coastal Commission Office. Contact the Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures. If you have questions regarding your project, please contact your Project Manager, Martha Neder, at (805) 781-5600. If you have any questions regarding these procedures, please contact me at (805) 781-5718.

976 OSOS STREET, ROOM 300 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Sincerely,


Mary Velarde, Secretary
County Subdivision Review Board

(Planning Department Use Only)

Date NOFA copy mailed to Coastal Commission: after December 18, 2006

Enclosed:

X Staff Report
X Findings and Conditions

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Findings & Conditions

FINDINGS - EXHIBIT A
TANKELL VESTING TENTATIVE PARCEL MAP

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued October 5, 2006, for this project. Mitigation measures are proposed to address air quality, and are included as conditions of approval.

Vesting Tentative Parcel Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Multi-Family land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because the required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances, and the 10 foot vacation of Air Park Drive and 3 foot vacation of Mendel Drive still provides adequate road width.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of single family residences.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support three single-family residences.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no rare, endangered or sensitive species are present; no archaeological artifacts were noted on the property; and mitigation measures for air quality are required.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.
- J. In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within one year after recordation of the parcel map and prior to issuance of a permit or other grant of approval for development on a parcel.

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EXHIBIT B

**CONDITIONS OF APPROVAL
FOR VESTING TENTATIVE PARCEL MAP CO 06-0016 (TANKELL)**

Approved Project

1. A Vesting Tentative Parcel Map and Development Plan/Coastal Development Permit to allow for the subdivision of an existing 9,657 square foot parcel and create a planned development consisting of three parcels of 2619, 3613 and 3425 square feet for the purpose of constructing three single-family residences consisting of approximately 1,780, 2127, and 1966 square feet, including garages. The project will result in the disturbance of the entire parcel.
2. The project includes off-site road improvements to Mendel Drive, Air Park Drive, and Railroad Street, and a vacation of 10 feet of Air Park Drive and 3 feet of Mendel Drive along the property frontage.
3. The proposal includes an easement on Lots 1, 2, and 3 for an approximately 684 square foot common area among residences.
4. Demolition of the existing residence.

PRIOR TO RECORDATION OF THE FINAL MAP OR COMMENCEMENT OF TRACT IMPROVEMENTS

5. **Prior to recordation of the final map or commencement of tract improvements**, the applicant shall provide County Public Works with written evidence from the Director of Planning and Building that all applicable conditions of approval for the associated Development Plan have been met.

Access and Improvements

6. Roads and/or streets to be constructed to the following standards:
 - a. Mendel Drive, Railroad Street and Air Park Drive widened to complete an A-2 (urban) section fronting the property.
7. All driveways shall be constructed in accordance with County Standard Improvement Specification and Drawings. All driveways constructed on county roads require an encroachment permit. All Landscaping within the county Road right of way requires an encroachment permit.

Improvement Plans

8. Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan (County Health).
 - d. Sewer plan (County Health).
 - e. Grading and erosion control plan for subdivision related improvement locations.
 - f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.

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9. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
10. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Drainage

11. Submit complete drainage calculations to the Department of Public Works for review and approval.
12. If calculations so indicate, drainage must be retained in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards. If any water is proposed to be released off-site the effects on neighbors and the community shall be detailed along with mitigation measures.
13. If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
 - a. granted to the public in fee free of any encumbrance.
 - b. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
 - c. Reserved as a drainage easement in favor of the owners and assigns.
14. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Soils Report

15.
 - a. Provide three (3) "wet-stamped" copies of the following documents to the San Luis Obispo County Public Works, Health, and Planning and Building Departments prior to the filing of the final parcel or tract map:
 - 1) Soils Engineering Report Soils, by GeoSolutions, Inc., dated August 29, 2005
 - 2) Engineering Report Update, prepared by GeoSolutions, Inc., August 1, 2006
 - 3) Review of Soils Engineering Report, prepared by Fugro West, Inc., dated June 12, 2006.
 - 4) Review of Soils Engineering Report Update (Resubmittal), prepared by Fugro West, Inc., dated September 19, 2006.
 - b. Recommendations from the four soil reports and review letters are herein incorporated by reference.
 - c. Provide written documentation from a California-licensed Structural Engineer evaluating whether or not the estimated settlement, horizontal displacement, and general uncertainty associated with the site response can be safely accommodated by the design of the structure and proposed mat foundation system.

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- d. If the estimated movement is not considered tolerable by the structural engineer, additional recommendations or geotechnical information must be provided to evaluate further alternative foundations of ground improvement methods to mitigate the liquefaction hazard and/or limit seismic settlement and horizontal ground displacements to within tolerable limits for the structure.

Utilities

16. Electric and telephone lines shall be installed underground.
17. Cable T.V. conduits shall be installed in the street.
18. Gas lines shall be installed.

Design

19. The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map. Common area shall be shown on final parcel map.
20. **Prior to filing the final parcel map**, the structures on the site be removed or brought into conformance with the Land Use Ordinance. A demolition permit is required.
21. The final map shall show: a) an easement on Parcel 3 for the purpose of parking for Parcel 1; and b) the guest parking space adjacent to Parcel 2 to be included in the common area.

Fire Protection

22. The applicant shall obtain a fire safety clearance letter from the Oceano Community Services District establishing fire safety requirements **prior to filing the final parcel map**.

Parks and Recreation (Quimby) Fees

23. **Prior to filing of the final parcel or tract map**, unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

Affordable Housing Fee

24. **Prior to filing the final parcel or tract map**, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Landscape Plans

25. **Prior to completion of the improvements or filing of the final parcel map which ever occurs first**, all approved landscaping shall be installed or bonded for and thereafter maintained in a viable condition on a continuing basis. If bonded for, landscaping shall be installed within 90 days of completion of the improvements.

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ADDITIONAL MAP SHEET

26. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
- a. During construction/ground disturbing activities for construction of the individual houses, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
 - i. Reduce the amount of disturbed area where possible.
 - ii. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
 - iii. All dirt stockpile areas should be sprayed daily as needed.
 - iv. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
 - v. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - vi. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
 - vii. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or trucks and equipment shall be washed off onsite prior to leaving the site.
 - viii. Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
 - b. **Prior to issuance of grading permits**, the applicant shall conduct a geologic investigation for naturally occurring asbestos on the project site or provide a waiver of this requirement from the APCD. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan which must be approved by the APCD before construction begins, and 2) an Asbestos Health and Safety Program may be required.
 - c. **Prior to issuance of grading permits**, demolition activities included as part of this project will be subject to requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (NESHAP). These requirements include, but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the APCD Enforcement Division at (805) 781-5912.

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- d. **Prior to developmental burning of vegetative material**, the applicant shall apply for and obtain a burn permit from the APCD and County Fire/California Department of Forestry. The application requires the submittal of a technical feasibility study.
- e. **Prior to issuance of construction permits**, the applicant shall consider the use of porous paving materials for the shared access easement and a drainage plan shall be prepared for review and approval. The plan shall include the following:
 - i. Flow lines of surface and subsurface waters onto and off the site;
 - ii. Existing and finished contours at two-foot intervals or other topographic information required by the County Engineer;
 - iii. Building pad, finished floor, and street elevations, existing and proposed;
 - iv. Location and graphic representation of all existing and proposed natural and man made drainage facilities for storage or conveyance of runoff including drainage swales, ditches, culverts and berms, sumps, sediment basins, channels, ponds, storm drains and drop inlets. Include detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with or as a part of the proposed work, together with a map showing the drainage area and hydraulic calculations showing the facilities flow carrying capacities and justifying the estimated runoff of the area served by any drain. Include design discharges and velocities for conveyance devices, and storage volumes of sumps, ponds, and sediment basins;
 - v. Estimates of existing and increased runoff resulting from the proposed improvements and methods for reducing velocity of any increased runoff;
 - vi. Methods for enhancing groundwater recharge that have been incorporated into the project design or an explanation of non-necessity of groundwater recharge for this site; and,
 - vii. Proposed flood-proofing measures where determined necessary by the County Engineer.
- f. **Prior to final inspection**, curb, gutter and sidewalk shall be constructed on Air Park Drive, Railroad Avenue and Mendel Drive.
- g. **Prior to final inspection**, a noise-level assessment shall be conducted to verify acceptable interior and exterior noise levels have been met by implementation of N-1 and N-2, and as required by HM-1.

Covenants, Conditions and Restrictions

27. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
- a. On-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity.
 - b. Maintenance of common easement areas.

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- c. A Homeowner's Association shall be created.
- d. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

Miscellaneous

- 28. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer, a copy of which is attached hereto and incorporated by reference herein as though set forth in full
- 29. The property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed, and approved by County Counsel prior to filing of the final parcel or tract map.

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EXHIBIT C - FINDINGS
DEVELOPMENT PLAN SUB2005-00176

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 5, 2006, for this project. Mitigation measures are proposed to address air quality, and are included as conditions of approval.

Development Plan

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed the 3-unit single-family residential development does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development the proposed the 3-unit single-family residential development is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the proposed the 3-unit single-family residential development is located on Railroad Avenue, an road constructed to a level able to handle any additional traffic associated with the project
- G. **Small Scale Neighborhood**
 The proposed project meets the community Small Scale Design Neighborhood standards and is therefore consistent with the character and intent of the small scale design neighborhood.
- H. **Coastal Access**
 The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

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EXHIBIT D - CONDITIONS OF APPROVAL
DEVELOPMENT PLAN

Approved Development

1. This approval authorizes:
 - a. A Vesting Tentative Parcel Map and Development Plan/Coastal Development Permit to allow for the subdivision of an existing 9,657 square foot parcel and create a planned development consisting of three parcels of 2619, 3613 and 3425 square feet for the purpose of constructing three single-family residences consisting of approximately 1,780, 2127, and 1966 square feet, including garages. The project will result in the disturbance of the entire parcel.
 - b. The project includes off-site road improvements to Mendel Drive, Air Park Drive, and Railroad Street, and a vacation of 10 feet of Air Park Drive and 3 feet of Mendel Drive along the property frontage.
 - c. The proposal includes an easement on Lots 1, 2, and 3 for an approximately 684 square foot common area among residences.
 - d. Demolition of the existing residence.
 - e. Maximum structure height is 25 feet (as measured from average natural grade, approximately at the 15 foot elevation).

Subdivision Related Approvals

2. This approval authorizes a planned development/subdivision of a 9,657 square-foot parcel into 3 parcels for the construction of 3 residences, consistent with the Tentative Parcel Map CO 06-0016.
3. This approval is effective for a period of 24 months from the date of the approval of the tentative map by the Subdivision Review Board. Conditional Use time extensions shall run concurrently with the Tentative Map time extensions thereafter, until expiration of the Tentative Map. Time extensions for the Tentative Map must be requested by the applicant or agent and are subject to further review.
4. Any significant revisions in the Tentative Map not authorized by this approval shall require reconsideration by the Subdivision Review Board.

Conditions required to be completed at the time of application for construction permits

Site Development

5. At the time of application for construction permits plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.

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6. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties.

Vector Control and Solid Waste

7. A determination of method of pick-up shall be specified by the waste handler and if centralized facilities for the pick-up are required, provisions shall be made within the project for central facilities that meet Land Use Ordinance requirements for trash enclosures. If centralized facilities are established, this shall include provisions for recycling if service is available or subsequent installation of such facilities if recycling service becomes available in the future.

Fire Safety

8. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Oceano Community Services District letter dated April 29, 2004.

Services

9. **At the time of application for construction permits**, the applicant shall provide a letter from Oceano Community Services District stating they are willing and able to service the property.

Conditions to be completed prior to issuance of a construction permit

Fees

10. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.
11. During construction/ground disturbing activities for construction of the individual houses, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
- Reduce the amount of disturbed area where possible.
 - Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
 - All dirt stockpile areas should be sprayed daily as needed.
 - All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.

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- e. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
 - g. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or trucks and equipment shall be washed off onsite prior to leaving the site.
 - h. Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
12. **Prior to issuance of grading permits**, the applicant shall conduct a geologic investigation for naturally occurring asbestos on the project site or provide a waiver of this requirement from the APCD. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan which must be approved by the APCD before construction begins, and 2) an Asbestos Health and Safety Program may be required.
13. **Prior to issuance of grading permits**, demolition activities included as part of this project will be subject to requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (NESHAP). These requirements include, but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the APCD Enforcement Division at (805) 781-5912.
14. **Prior to developmental burning of vegetative material**, the applicant shall apply for and obtain a burn permit from the APCD and County Fire/California Department of Forestry. The application requires the submittal of a technical feasibility study.
15. **In the event archaeological resources are unearthed or discovered during any construction activities**, the following standards apply:
- a. Construction activities shall cease, and the Environmental Coordinator and Department of Planning and Building shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Environmental Coordinator and Department of Planning and Building so that proper disposition may be accomplished.

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16. **Prior to issuance of construction permits**, the applicant shall use porous paving materials for the shared access driveways and a drainage plan shall be prepared for review and approval. The plan shall include the following:
- a. Flow lines of surface and subsurface waters onto and off the site;
 - b. Existing and finished contours at two-foot intervals or other topographic information required by the County Engineer;
 - c. Building pad, finished floor, and street elevations, existing and proposed;
 - d. Location and graphic representation of all existing and proposed natural and man made drainage facilities for storage or conveyance of runoff including drainage swales, ditches, culverts and berms, sumps, sediment basins, channels, ponds, storm drains and drop inlets. Include detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with or as a part of the proposed work, together with a map showing the drainage area and hydraulic calculations showing the facilities flow carrying capacities and justifying the estimated runoff of the area served by any drain. Include design discharges and velocities for conveyance devices, and storage volumes of sumps, ponds, and sediment basins;
 - e. Estimates of existing and increased runoff resulting from the proposed improvements and methods for reducing velocity of any increased runoff;
 - f. Methods for enhancing groundwater recharge that have been incorporated into the project design or an explanation of non-necessity of groundwater recharge for this site; and,
 - g. Proposed flood-proofing measures where determined necessary by the County Engineer.
17. **Prior to issuance of construction permits**, in order to comply with Oceano Airport operations:
- a. An avigation easement shall be granted to the County;
 - b. Maximum interior noise levels in structures shall be limited to 45 dBLdn or less and other provisions of the California Noise Insulation Standards shall be met with respect to aircraft and/or airport noise;
 - c. Non-reflective materials shall be used for external surfaces;
 - d. No electronic transmissions that would interfere with aircraft operations;
 - e. No uses that attract birds and create bird strike hazards,
 - f. Permit shall require full compliance with Federal Aviation Regulation part 77, "Objects Affecting Navigable Airspace" including, if required, submittal of FAA Form 7460-1.

All owners, potential purchasers, occupants (whether as owners or renters), and potential occupants (whether as owners or renters) shall receive full and accurate disclosure concerning the presence and operations of the Airport and any noise, safety, or over-flight impacts associated with airport operations prior to entering into any contractual obligation to purchase, lease rent, or otherwise occupy any property or properties.

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Conditions to be completed prior to occupancy or final building inspection /establishment of the use

18. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.
19. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

20. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
21. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

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**STANDARD CONDITIONS OF APPROVAL FOR
SUBDIVISIONS USING COMMUNITY WATER AND SEWER**

1. Community water and fire protection shall be obtained from the community water system.
2. Operable water facilities from an approved community water source shall be assured prior to the filing of the final map. A "final will serve" letter shall be obtained and submitted to the county Health Department for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions, laterals to each parcel and related facilities (except well(s)) may be bonded for subject to the approval of county Public Works, the county Health Department and the public water utility.
3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.
4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and county Health Department destruction standards. The applicant is required to obtain a permit from the county Health Department.
5. When a potentially operational or operational auxiliary water supply in the form of an existing well(s) is located on the parcels created and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an approved cross-connection control device installed at the meter or property line service connection prior to occupancy. (Chapter 8.30, San Luis Obispo County Ordinance)
6. Sewer service shall be obtained from the community sewage disposal system.
7. Prior to the filing of the map a "final will serve" letter be obtained and submitted to the county Health for review and approval stating that community sewer system service is immediately available for connection to the parcels created. Sewer main extensions may be bonded for, subject to the approval of county Public Works and sewer district.
8. No residential building permits shall be issued until community sewers are operational and available for connection.
9. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
10. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
11. Any existing reservoir or drainage swale on the property shall be delineated on the map.

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12. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
13. Required public utility easements shall be shown on the map.
14. Approved street names shall be shown on the map.
15. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
16. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
17. Any private easements on the property shall be shown on the map with recording data.
18. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
19. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
20. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
21. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.